

**NOTICE OF PUBLIC HEARING
BY THE PLANNING COMMISSION
OF THE CITY OF CHULA VISTA, CALIFORNIA**

NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD BY THE PLANNING COMMISSION of the City of Chula Vista, CA, in the Council Chambers of City Hall building, Chula Vista Civic Center, 276 Fourth Avenue, for the purposes of considering a Conditional Use Permit Application, summarized as follows:

CASE NUMBER:	PCC 05-44
PROJECT DESCRIPTION:	Conditional Use Permit to allow addition of a 70 foot long carwash and expansion of existing mini-mart from 756 to 2,150 square feet on site containing existing service station within the Terra Nova Plaza shopping center.
ENVIRONMENTAL STATUS:	The Environmental Review Coordinator has reviewed the proposed project for compliance with the California Environmental Quality Act and has conducted an Initial Study, IS-05-015, in accordance with the California Environmental Quality Act. Based upon the results of the Initial Study, the Environmental Review Coordinator has determined that the project could result in significant effects on the environment. However, revisions to the project made by or agreed to by the applicant would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; therefore, the Environmental Review Coordinator has prepared a Mitigated Negative Declaration, IS-05-015.
APPLICANT:	Lorna Ratone/Carmalor Incorporated
SITE ADDRESS:	350 East H. Street
HEARING DATE/TIME:	July 26, 2006 at 6 pm.

Any written comments or petitions to be submitted to the Planning Commission must be received in the Planning Department, no later than noon on the date of the hearing. Please direct any questions or comments to Project Planner **Kim Vander Bie** in the Planning Department, Public Services Building, Chula Vista Civic Center, 276 Fourth Avenue, Chula Vista, CA 91910, or by calling **(619) 691-5105**. Please include the case number noted above in all correspondence.

If you wish to challenge the City's action on this application in court, you may be limited to raising only those issues you or someone else raised at the public hearings, or in written correspondence delivered to the Planning Commission at or prior to the public hearings described in this notice. A copy of the application and accompanying documentation and/or plans are on file and available for inspection and review at the City Planning and Building Division.

Within ten days after the decision is rendered, the applicant or other interested person may appeal the Planning Commission's decision to the City Council by submitting an appeal form and the required fee to the Planning Division. Please notify the project planner if you wish to receive a copy of the Planning Commission decision.

COMPLIANCE WITH AMERICANS WITH DISABILITIES ACT (ADA)

The City of Chula Vista, in complying with the American With Disabilities Act, requests individuals who require special accommodation to access, attend and/or participate in a City meeting, activity or service request such accommodation at least 48 hours in advance, for meetings, and 5 days for scheduled services and activities. Please contact Diana Vargas for specific information at (619) 691-5101. Service for the hearing impaired is available at 585-5647 (TDD).

